



**DRAFT**

**NEIGHBORHOOD ENHANCEMENT COMMISSION  
REGULAR MEETING  
Thursday, September 14, 2006  
Civic Center Conference Room  
3<sup>rd</sup> Floor One Civic Center  
7447 E. Indian School Road**

**PRESENT:** Patricia Badenoch, Vice-Chair  
Lisa Haskell, Commissioner  
John Horwitz, Commissioner  
Aaron Kern, Commissioner  
Christine Schild, Commissioner

**STAFF:** Raun Keagy, Neighborhood Services Director  
Joanie Mead, Neighborhood Education Manager

**GUESTS:** Ed Gawf, Assistant City Manager  
John Lusardi, Long Range Planning Director  
Jim Pompe, Former Commissioner (left at 6:50 p.m.)  
John Shultz, Former Chairman  
Kira Wauwie, Project Coordination Manager  
Kit Weiss, Civic Engagement Director

**CALL TO ORDER/ROLL CALL**

Vice-Chair Badenoch called the meeting to order at 5:31 p.m. A roll call confirmed the presence of Commissioners as noted above.

**1. Approval of July 13, 2006 Minutes.**

Mr. Keagy announced the resignation of Chairman Shultz, stating that he was attending his last meeting as an observer. He also pointed out that Mr. Pompe was awaiting reappointment to the Commission and was also attending as an observer.

Commissioner Schild requested that the last sentence of the eighth paragraph on page 4 be stricken from the July 13, 2006 minutes.

**COMMISSIONER SCHILD MOVED TO APPROVE THE MINUTES OF THE JULY 13, 2006 MEETING AS AMENDED. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED WITH A VOTE OF FIVE (5) TO ZERO (0).**

**2. Update on Revitalization Area Projects.**

Mr. Keagy introduced Kit Weiss, Civic Engagement Director, reporting that she would be attending the Commission meetings occasionally to find out how her Division and the Neighborhood Enhancement Commission could collaborate on projects with the Scottsdale Pride Committee. In response to Vice-Chair Badenoch's inquiry, Ms. Weiss and Mr. Gawf explained the infrastructure of the Citizen & Neighborhood Resources Division.

Mr. Keagy introduced John Lusardi, Long Range Planning Director and Kira Wauwie, Project Coordination Manager, stating that they would be assisting Mr. Gawf with his Revitalization Update.

Mr. Gawf reported that he read a newspaper article on housing prices in the Phoenix market which explained that housing prices decline by 1% year over year in north Scottsdale and increase by 8% in south Scottsdale. He argued that the best indicator of success is when ordinary people invest their own money in an area.

Mr. Gawf presented documentation prepared by Dave Roderique from the Economic Vitality Department, identifying how much money is being invested in Downtown Scottsdale and Southern Scottsdale outside of Downtown. The current average age of first time home buyers in the United States is 31-33 and Scottsdale has an average age of 36. Mr. Gawf stated that the average age of home buyers in Scottsdale would continue to go down as it is revitalized.

**Outreach Events:**

Mr. Gawf reported that Ms. Weiss and Ms. Sever are preparing city staff outreach events for the fall of 2006 and 2007, in order to educate neighborhoods and increase city contact with residents.

Mr. Gawf stated that the Arizona Town Hall Meeting on Downtown Scottsdale Revitalization has been scheduled for November 2006, indicating that they are currently accepting applications and only 100 people would be invited. Mr. Lusardi agreed to provide the Commission with the Mayor's letter, the application, and the dates of the Town Hall and City Hall November meetings pertaining to the revitalization.

Mr. Lusardi reported that Ms. Weiss and Ms. Register would be providing staff assistance for the Town Hall meeting breakout session.

### **SkySong Update:**

Mr. Gawf reported that vertical construction would be visible in November 2006. Water and sewer lines and storm drains have been installed, and the first building has been filled with tenants. Construction of the second building would be started by January 2007.

Mr. Gawf noted that the apartment buildings and parking structure have been approved by the DRB and City Council. The open house held in May had 125 attendees.

In response to Vice-Chair Badenoch's inquiry about adherence to LEED requirements, Mr. Gawf explained that by working with Anthony Floyd they have created the first apartment building that meets Green Building standards.

Mr. Gawf explained that they are working on extending SkySong Boulevard as a curve around to the front of Bashas'. Community Services of Arizona is currently purchasing three buildings along the north side of Belleview for affordable work force housing projects.

In response to Commissioner Haskell's inquiry about CSA, Mr. Keagy explained that Community Services of Arizona receives public money to be used as seed money for purchasing all types of properties in order to convert them into affordable housing. Mr. Gawf added that CSA is a non-profit that provides mixed-use housing.

In response to Vice-Chair Badenoch's inquiry about building colors, Mr. Gawf presented a booklet full of color illustrations of the SkySong buildings and architecture.

### **Revitalization Update:**

Mr. Gawf presented a large aerial map, pointing out improvements such as McDowell Village and the streetscape program. He stated that Indian Bend Wash and the Crosscut Canal are the two largest assets of Scottsdale. Mr. Gawf requested that Commission members submit project ideas to Mr. Keagy that would improve Scottsdale neighborhoods.

Mr. Gawf reported that anticipated changes along Motor Mile would include BMW eventually moving, resulting in the expansion of existing dealerships. He elaborated on the history of the current dealerships and how previous problems are being resolved.

Mr. Gawf stated that the city is getting ready to undertake a corridor study along Scottsdale Road to review land uses and zoning codes. The study will consider what the city would like to have built there, and whether existing codes are consistent with future goals. Mr. Gawf reminded the meeting that the city previously initiated downtown improvements by changing the zoning codes to allow for more residential units in the downtown area.

Mr. Gawf reported that Ms. Sever has been working with Southwest Village and Cox Heights to improve the quality of their neighborhoods by incorporating public art.

Discussion followed regarding Scottsdale bus stops and the differences between public art and enhanced design. Ms. Weiss agreed to ask Ms. Sever to bring photos of public art to the next meeting.

Discussion ensued regarding the Los Arcos Crossing revitalization to be completed by August 1, 2007, and the types of businesses to be built.

In response to Mr. Pompe's inquiry about population growth and decline, Commissioner Schild reported that student enrollment has increased in some areas and decreased as a result of condo conversions in other areas such as Navajo and Pueblo. She stated that Coronado has received renewed interest as a result of the new programs such as Engineering and Software Development being prepared with ASU. Mr. Gawf asked Commissioner Schild if the School District could provide his department with all statistical information reflecting where the growing schools are located. He remarked that young families would be willing to move to Scottsdale if there are good schools.

Mr. Gawf opined that the Neighborhood Enhancement Commission is a positive influence on the city and that he would like to develop its role in Scottsdale's revitalization projects.

### **3. Presentation and Discussion Regarding Possible Changes to the R1-7 Zoning District.**

Mr. Gawf introduced Mr. Lusardi as the new planner in charge of Long-Range Planning, special projects such as the Downtown Town Hall, and Code amendments. Mr. Lusardi introduced Ms. Wauwie as the project coordinator responsible for the zoning ordinance update consisting of text amendments and the creation of new zoning districts.

Mr. Lusardi reported that the current Downtown Plan update is scheduled for a City Council study session on October 10, 2006, followed by the Arizona Downtown Town Hall sessions in November, 2006, which starts a seven-month plan to update the downtown area. They would like to present updates to the Commission as the process continues.

Mr. Lusardi stated that Ms. Wauwie would be heading up a major update on the R1-7 zoning districts along with clean up and improvements. The goal for the R1-7 update is to promote revitalization and reinvestment in the R1-7 single-family districts. Mr. Lusardi elaborated that they would be identifying what impedes people from being able to improve their properties, and how enhancements can be created while working in other areas.

Mr. Lusardi presented data and demographics gathered over the past year with respect to R1-7 districts. The R1-7 zoning district is approximately 81% of the single-family districts south of Indian Bend Road--4,000 acres out of the total 10,000 acres; 5% of the R1-7 lots consist of two story homes; and 74% of the R1-7 homes have alleys behind them.

### **Group Three Work Program:**

Mr. Lusardi reported that they are trying to establish a Group Three Work Program by first identifying groupings of R1-7 updates and issues (i.e. Group 1 = simple critical clean-up, and Group 3 = complex issues such as alleys and second stories). They will be going to the Planning Commission with clean-up and critical issues and to make provisions for minor expansions/additions to non-conforming structures. Non-conforming uses are critical issues where a structure that has been built to prior standards does not meet the current stricter standards.

Mr. Lusardi discussed other issues being reviewed such as front, back and side yards, corner lots, pools, and carport/garages. He explained that wall locations on corner lots are sensitive issues to be addressed in the short term. Issues such as carport conversions and the development of a user-friendly R1-7 technical manual is to be addressed in the long term.

***Alley Issues:***

In response to Vice-Chair Badenoch's inquiry about alley suggestions, Mr. Lusardi stated that they would be reviewing the differences in the alley configurations to alleviate parking and garbage pick-up issues. Discussion ensued regarding how alleys were developed with such varied sizes and shapes. Mr. Lusardi clarified that new alleys meet specified width requirements for emergency vehicles.

Vice-Chair Badenoch pointed out that opening alleys for garage parking would alleviate the front parking issue. Mr. Keagy recalled the front yard discussions on parking regulations such as types of vehicles and what yard percentages could be used. Mr. Lusardi noted that Hollywood driveways require a landscape strip in the middle in order to be more environmentally sensitive and to address percentage issues.

Ms. Wauwie explained that most families want two-car enclosed garages and older home solutions being considered are tandem and parallel garages. Mr. Lusardi reported that older neighborhoods like the R1-7 District cannot accommodate current cars and the City needs solutions that do not create dramatic changes.

In response to Commissioner Kern's variance inquiry, Mr. Lusardi stated that they are considering implementing a home improvement exception for minor additions beyond regulations that apply to existing buildings.

***Second Story Issues:***

In response to Vice-Chair Badenoch's inquiry about second story privacy encroachments, Mr. Lusardi stated that it is difficult to write specific zoning regulations and standards for privacy issues. Discussion ensued regarding second-story additions under the zoning ordinance. Ms. Wauwie reported that building a carriage building in the back or adding a new foundation with a two story above it are other options for second-story additions.

Mr. Lusardi commented that when writing regulations it is important to be sensitive to citizens' personal concerns, while allowing homeowners opportunities to make simple changes for small expansions without going through a zoning ordinance

change. Ms. Wauwie pointed out that most people are unaware that the current zoning ordinance allows for building into the backyard by 30%.

Mr. Lusardi reported that they would also be addressing front porch privacy and fire code issues such as Fire Department residential sprinkler regulations. Ms. Wauwie stated that the Fire Department recently presented to City Council a twenty-year report on fire sprinkler systems.

**4. Election of Chair (Nominations to be Taken From the Floor).**

In response to Commissioner Horwitz' inquiry regarding the Vice-Chair's responsibility to temporarily fill the Chairman position, Ms. Mead read the following Bylaw:

"Vacancies for Chairman or Vice-Chairman created by any cause shall be filled for the unexpired term by a new election. Such election shall take place at the next regularly scheduled meeting and those elected shall not be considered as having served a full term."

Vice-Chair Badenoch resigned the Vice-Chair position, stating that she could not guarantee supporting the Chair during absences. Mr. Keagy explained that the election of a new Vice-Chair would be added to next month's agenda. Ms. Mead pointed out that the newly elected officers would only hold their positions until the re-election of officers in January.

**COMMISSIONER HORWITZ NOMINATED COMMISSIONER KERN AS THE NEW CHAIR OF THE NEIGHBORHOOD ENHANCEMENT COMMISSION. THE NOMINATION WAS SECONDED BY COMMISSIONER SCHILD.**

**COMMISSIONER HASKELL NOMINATED COMMISSIONER SCHILD AS THE NEW CHAIR OF THE NEIGHBORHOOD ENHANCEMENT COMMISSION. THE NOMINATION WAS SECONDED BY COMMISSIONER KERN AND CARRIED BY A VOTE OF THREE (3) TO TWO (2).**

**VICE-CHAIR BADENOCH AND COMMISSIONERS SCHILD AND HASKELL VOTED FOR COMMISSIONER SCHILD. COMMISSIONERS HORWITZ AND KERN VOTED FOR COMMISSIONER KERN.**

**5. Staff and Commission Updates (A.R.S. § 38-431.02 (K)).**

**Events:**

Ms. Weiss reported that GAIN night is scheduled for October 14, 2006. Ms. Mead agreed to send the Commission a list of the GAIN block parties. Ms. Mead thanked Ms. Badenoch and Mr. Pompe for attending the GAIN kickoff event.

In response to Commissioner Haskell's inquiry about group attendance, Ms. Badenoch agreed to attend with other members. Chair Schild stated that they could formulate an attendance plan at next month's meeting.

Ms. Weiss reported that the Scottsdale Pride Committee's event called Keep Scottsdale Beautiful Day is scheduled for October 28, 2006. She noted that Mr. Gawf had invited everyone to attend the neighborhood canvassing event tentatively set for November 4, 2006.

Ms. Mead presented the Orientation Workshop flyer for the NEP Program, reporting that 255 were mailed out and 800 were sent via email. Currently only eight people signed up (four for each workshop) even though they typically have 25-40 people signed up.

Chair Schild noted that she had not seen any newspaper advertisement on the event. Ms. Mead reported that she asked Ms. Wallace to send information to the media immediately. Commissioner Kern suggested they contact Weldon Johnson or Mike Ryan regarding marketing the Workshops. Chair Schild suggested that they send their October 26, 2006 Workshop information to the Briefs Desk for publishing.

Ms. Mead invited Commission members to attend the Orientation Workshops. Chair Schild stated that she would try to attend the October 19<sup>th</sup> workshop and Commissioner Haskell indicated that she was already signed up for the October 29<sup>th</sup> workshop.

#### **NEP Monthly Update:**

Ms. Mead presented the NEP Monthly Update along with line item information from August and September. She stated that staff could also provide a monthly review of the operating budget.

In response to Commissioner Kern's comment regarding an additional column being included on the Monthly Update for matched amounts, Ms. Mead explained that it had been included on the 2006 Summary Sheet under Result and would be transferred into a separate column in the near future.

Ms. Mead provided a review of the 2006 Summary Sheet, explaining that the budget started with \$75,000 minus \$5,000 paid to the La Cuesta and La Vida projects in increments of \$2,500 each, leaving a balance of \$70,000. There are five outstanding projects that include three approved in June 2006 along with two that have a time extension until the end of December 2006, for a total of \$12,500, leaving an actual balance of \$57,500.

Ms. Mead reminded everyone that the Rock the House expenditures totaling approximately \$12,000 to \$15,000 would also be deducted from the same account, leaving an actual balance of \$42,500. Ms. Mead presented Landscape Assistance Program brochures consisting of the combined guidelines for the Rock the House and Landscape Assistance Programs.

In response to Commissioner Horwitz' inquiry about additional sources of funds, Chair Schild recalled previous presentations on program funds available for similar purposes.

Ms. Mead presented the City's Administrative Regulation document that addresses the issue of solicitation and gifts for city activities or projects.

“Gifts should only be solicited for City activities and projects when there is a significant and justifiable need for assistance for an activity or program that directly supports the community.”

Discussion followed regarding the requesting of donations from private companies as being unjustifiable when their budget account has a large amount of money. Mr. Schultz stated that it is a sponsorship and not a donation. Commissioner Horwitz suggested that they request additional funds from the City at the end of the year, rather than requesting donations.

### **Ethics Training:**

Ms. Mead presented the schedule of ethics training sessions, requesting that Commission members select a meeting date from the list provided. All Board and Commission Members, elected officials, and City staff members are required to attend an ethics training program. Mr. Keagy suggested that everyone sign up no later than September 29, 2006. Commissioner Horwitz reported that he signed up when he was re-appointed for a second term.

### **Other:**

The consensus of the Commission was to hold the election of officers in January 2007, followed by their annual retreat in the second half of February 2007.

Discussion ensued clarifying that the monthly meeting date should stay the second Thursday of each month until elections in January 2007.

Ms. Mead presentation Transportation documentation requesting input on their Traffic Management Plan. She invited Commission members to attend the event at the Granite Reef Senior Center on September 18, 2006 which Governor Napolitano will attend.

The next Commission meeting is scheduled for October 12, 2006.

## **6. Open Call to the Public (A.R.S. § 38-431.02)**

No members of the public wished to address the Commission.

## **7. Next Meeting Date and Future Agenda Items**

Chair Schild stated that election of a new Vice-Chair would be added to the October 12, 2006 meeting. She requested that a GAIN night discussion be added to the October agenda.

Commissioner Horwitz suggested that a Community Affairs Officer be invited to a future meeting to discuss which communities could use the Commission's assistance.

Ms. Badenoch recalled that Commissioner Kern previously suggested that a city representative attend the September meeting to provide a detailed update on the McDowell Road Corridor or Downtown Scottsdale Revitalization, possibly John Little.



Chair Schild recommended that the Downtown discussion occur after the Town Hall discussion.

Mr. Keagy suggested that they invite Mr. Gawf back in October to discuss the Downtown Revitalization. Commissioner Kern recommended Dave Roderique as an alternative. Commissioner Horwitz and Mr. Shultz suggested Don Logan as future presenter. Ms. Badenoch recommended Anthony Floyd as a future presenter on the Green Building program.

Chair Schild and Commissioner Haskell suggested a future discussion on the Scottsdale Police and Fire Departments' Neighborhood Outreach Programs, and the Traffic Department's proposed widening of Osborn and Camelback or Chaparral. Commissioner Haskell noted that the Police Department has a vehicle window etching program.

Mr. Keagy suggested a presentation on Crime Prevention through Environmental Design. Commissioner Kern stated that the Commission could provide more recommendations on enhancing safety when HOAs apply for funding.

Ms. Badenoch opined that it would be useful to have a review of Code Enforcement, particularly with regard to the number of enforcement officers in Scottsdale. Chair Schild and Ms. Mead agreed to review Code Enforcement updates for agenda planning. Ms. Mead suggested that they invite Water Conservation staff members to provide an update on their rebate programs.

In response to Commissioner Kern's inquiry about the Commission's new operation process, Chair Schild requested that a discussion on the new application process for the December 14, 2006 application meeting be included on the rest of the 2006 agendas.

Chair Schild stated that they would schedule one speaker for the October meeting. All Commission members thanked Mr. Shultz for doing a great job and Mr. Shultz responded by stating that it was a pleasure working with everyone.

## **ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 7:54 p.m.

Respectfully submitted,  
AV-Tronics, Inc.